

**CITY OF ROCHESTER  
30 CHURCH STREET**

**CITY PLANNING COMMISSION  
MEETING WITH STAFF: 5:00 P.M. - 6:30 P.M.  
CONFERENCE ROOM 208A  
PUBLIC HEARING: 6:30 P.M.  
CITY COUNCIL CHAMBERS 302A**

**MAY 17, 2010**

**I. MEETING WITH STAFF**

- A presentation will be given by Mark Gregor, Department of Environmental Quality, on the Port of Rochester project.

**II. Informational Meeting/Public Hearing**

<b>Case</b>	<b>1</b>	
<b>File Number:</b>	OMA-10-09-10	<b>INFORMATIONAL MEETING</b>
<b>Case Type:</b>	Official Map Amendment	
<b>Applicant:</b>	City of Rochester	
<b>Address:</b>	Unnamed Alley (Midtown Redevelopment Area)	
<b>Section of Code:</b>	Chapter 76	
<b>Purpose:</b>	<b>To amend the Official Map by abandoning Unnamed Alley at the former Midtown Plaza (behind 249-253 and 255-257 East Main Street), a landlocked public right-of-way to be incorporated into the Midtown Redevelopment Area; an action requiring City Planning Commission recommendation to City Council.</b>	
<b>SEQR:</b>	<b>Type II</b>	

<b>Case</b>	<b>2</b>	<b>INFORMATIONAL MEETING</b>
<b>File Number:</b>	E-066-09-10	
<b>Case Type:</b>	Special Permit	
<b>Applicant:</b>	Fred Rainaldi, Whitney Baird Associates LLC	
<b>Address:</b>	145 Culver Road	
<b>Zoning District:</b>	R-1 Low Density Residential	
<b>Quadrant:</b>	SE	
<b>Section of Code:</b>	120-191B	
<b>Purpose:</b>	<b>To establish commercial uses in the vacant NYS Armory Building and to review the parking needs to support the proposed uses; an action requiring Planning Commission approval.</b>	
<b>SEQR:</b>	<b>Unlisted</b>	
<b>Lead Agency:</b>	<b>Manager of Zoning</b>	

**Case** 3  
**File Number:** E-053-09-10  
**Case Type:** Special Permit - Renewal  
**Applicant:** Mohamed Saleh, Ballers Clothing  
**Address:** 599 Chili Avenue  
**Zoning District:** R-1 Low Density Residential District  
**Quadrant:** SW  
**Section of Code:** 120-191B; 120-192  
**Purpose:** To continue operating a clothing and footwear store “Ballers” Sunday-Thursday 9:00 AM to 9:00 PM and Friday and Saturday 9:00 AM to 10:00 PM, and to consider extending the closing hours one additional hour every day of the week; an action requiring Planning Commission approval. (HELD from the April 19, 2010 Public Hearing)  
**SEQR:** Type II

**Case** 4  
**File Number:** E-059-09-10  
**Case Type:** Special Permit  
**Applicant:** Fatehia Qasem  
**Address:** 657 Hudson Avenue  
**Zoning District:** R-1 Low Density Residential District  
**Quadrant:** NE  
**Section of Code:** 120-191B  
**Purpose:** To establish a grocery store on the first floor of a vacant nonconforming structure with hours of operation 8:00 AM to 11:00 PM; an action requiring Planning Commission approval.  
**SEQR:** Unlisted  
**Lead Agency:** City Planning Commission

**Case** 5  
**File Number:** M-08-09-10  
**Case Type:** Zoning Map Amendment  
**Applicant:** Joseph Graves, Rochester Museum & Science Center  
**Address:** 213-215 Oxford Street  
**Zoning District:** PD#4 Rochester Museum & Science Center  
**Quadrant:** SE  
**Section of Code:** 120-190C  
**Purpose:** To amend the Zoning Map by rezoning the property at 213-215 Oxford Street from Rochester Museum & Science Center Planned Development District (PD#4) to R-2 Medium Density Residential District; an action requiring Planning Commission recommendation to City Council.  
**SEQR:** Unlisted  
**Lead Agency:** Mayor

**Case** 6  
**File Number:** E-063-09-10  
**Case Type:** Special Permit  
**Applicant:** Mustafa Almansuri, Monroe Convenience  
**Address:** 1136 Monroe Avenue  
**Zoning District:** C-1 Neighborhood Center  
**Quadrant:** SE  
**Section of Code:** 120-35K  
**Purpose:** To extend the hours of operation at “Monroe Convenience” from 7:00 AM to 11:00 PM to 6:00 AM to 2:00 AM; an action requiring Planning Commission approval.  
**SEQR:** Unlisted  
**Lead Agency:** City Planning Commission

**Case** 7  
**File Number:** E-064-09-10  
**Case Type:** Special Permit  
**Applicant:** Alex Antoneinko  
**Address:** 1002 Joseph Avenue  
**Zoning District:** R-1 Low Density Residential  
**Quadrant:** NE  
**Section of Code:** 120-191B  
**Purpose:** To establish a convenience store in a vacant nonconforming structure with hours of operation from 7:00 AM to 11:00 PM; an action requiring Planning Commission approval.  
**SEQR:** Unlisted  
**Lead Agency:** City Planning Commission

**Case** 8  
**File Number:** E-065-09-10  
**Case Type:** Special Permit  
**Applicant:** John Diamantopoulos  
**Address:** 363 Park Avenue  
**Zoning District:** C-1 Neighborhood Center  
**Quadrant:** SE  
**Section of Code:** 120-35H  
**Purpose:** To establish the “Half Pint Pub” with hours of operation from 12:00 Noon to 11:00 PM; an action requiring Planning Commission approval.  
**SEQR:** Unlisted  
**Lead Agency:** City Planning Commission

**III. Other Business**